



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: AUGUST 13, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN WEEKLY and REESE

Also Present: DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK and ASSISTANT DEPUTY CITY CLERK VICK DARLING

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:00)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: AUGUST 13, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action on an Easement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the purposes of providing a fire hydrant to service the northwest golf course, located off Gowan Road near Durango Drive on Parcel Number 138-08-701-013 - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of developing a bid package for the construction of a golf course. The City has to install a fire hydrant to be in compliance with the fire department's regulations. This Easement is for the placement of the fire hydrant and is in relation to the Interlocal Agreement for the construction of the fire hydrant.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Assets Management, advised that the easement needed to be granted to the Las Vegas Valley Water District in order to install the fire hydrant to provide fire protection for the Northwest Golf Course. Staff recommended Do Pass.

REAL ESTATE COMMITTEE MEETING OF AUGUST 13, 2001

Public Works

Item 1 – Discussion and possible action on an Easement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the purposes of providing a fire hydrant to service the northwest golf course, located off Gowan Road near Durango Drive on Parcel Number 138-08-701-013 - Ward 4 (Brown)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:00 – 3:02)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 13, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action on an Interlocal Agreement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a fire hydrant to service the northwest golf course, located off Gowan Road near Durango Drive on Parcel Number 138-08-701-013 - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City is in the process of going out to bid to build an Executive 18-hole golf course. In order for the construction plans for water to be approved by LVVWD, we are required to enter into an Interlocal Agreement for the construction of the water facilities with LVVWD.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Interlocal Agreement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Assets Management, explained that this Interlocal Agreement related to the previous easement item and was required in order to build the fire facilities requested. Staff recommended Do Pass.

REAL ESTATE COMMITTEE MEETING OF AUGUST 13, 2001

Public Works

Item 2 – Discussion and possible action on an Interlocal Agreement between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a fire hydrant to service the northwest golf course, located off Gowan Road near Durango Drive on Parcel Number 138-08-701-013 - Ward 4 (Brown)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:03)

1-34

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 13, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action on a Lease Agreement between the City of Las Vegas (City) and the Nevada Garden Clubs, Inc. (Garden Club) regarding lease of approximately 4,246 square feet of office space located at 3333 West Washington Avenue, in Lorenzi Park - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Garden Club has requested to renew their lease of the above referenced space. The new term of the Lease Agreement is for a period of five (5) years with a five (5) year option. The Garden Club is responsible for: all utilities, services, repairs and maintenance of the premises, and shall maintain indemnification and insurance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Assets Management, indicated that the Nevada Garden Club has been located at this site since the 1960's and built the building. This five-year lease with a five-year mutually agreed upon option would cause the building to revert to the City in the event the Nevada Garden Club stops operating at this location. It also puts responsibility

REAL ESTATE COMMITTEE MEETING OF AUGUST 13, 2001

Public Works

Item 3 – Discussion and possible action on a Lease Agreement between the City of Las Vegas (City) and the Nevada Garden Clubs, Inc. (Garden Club) regarding lease of approximately 4,246 square feet of office space located at 3333 West Washington Avenue, in Lorenzi Park - Ward 5 (Weekly)

MINUTES – Continued:

for all maintenance on the Nevada Garden Club through the future. MR. ROARK outlined that the Nevada Garden Club funding comes from donations and revenue from leasing the banquet/stage facilities of the building. Staff recommended Do Pass.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03 – 3:04)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: AUGUST 13, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE -- Councilmen Weekly and Reese

Discussion and possible action regarding Real Property Purchase and Sale Agreement between the City of Las Vegas and James Allan Court, a Nevada General Partnership, for the sale of land in the Las Vegas Technology Center (Gain of \$1,121,163.75 - Industrial Park Fund) - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount: Gain of ~ \$1,121,163.75

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Budget Funds Available

Dept./Division: OBD/Economic Development Div.

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Augmentation Required

Funding Source: Industrial Park Fund

PURPOSE/BACKGROUND:

Sale of 2.94 acres of land in the Las Vegas Technology Center to James Allan Court (JA) for the construction of an office complex and related distribution facilities.

RECOMMENDATION:

It is recommended by the City Manager that the City Council approve the execution of the Purchase and Sale Agreement with James Allan Court and that the Mayor be authorized to execute the same, and any and all documents including the Exhibits attached to the Agreement.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Real Property Purchase and Sale Agreement, including exhibit consisting of Disclosure of Principals
3. Site map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF AUGUST 13, 2001

Public Works

Item 4 – Discussion and possible action regarding Real Property Purchase and Sale Agreement between the City of Las Vegas and James Allan Court, a Nevada General Partnership, for the sale of land in the Las Vegas Technology Center (Gain of \$1,121,163.75 - Industrial Park Fund) - Ward 4 (Brown)

MINUTES – Continued:

LESA CODER, Director of the Office of Business Development, stated that the property is approximately 2.9 acres with a sale price of \$8.75 per square foot. The future development is for a law office by James Allan & Associates. The project should commence construction within 12 months and be completed within 18 months. Staff is projecting a 120-day escrow.

ALLAN SWARTZ and JIM VILLELLA, 4209 Cameron Street, Suite #1, appeared as the purchasers of the land and advised that they have been in business for 13 years. They propose to construct a 40,000 square foot law office and presented a draft rendering of the structure.

COUNCILMAN REESE confirmed with MS. CODER that the clause within the agreement that requires construction within 12 months and completion within 18 months permits the City to reenter the property in the event of violation of that clause. MS. CODER added that the purchasers would be given 30-days notice to cure the violation or seek an extension from the City Council. But the contract does provide for the repurchase and reenter of the property.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:07)

REAL ESTATE COMMITTEE AGENDA
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ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:07)
(1 – 208)

THE MEETING ADJOURNED AT 3:07 P.M. (1-210)

Respectfully submitted:_____

VICKY DARLING

August 13, 2001